

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF ATLANTA TO IMPLEMENT THE PROVISION OF REPLACEMENT HOUSING FOR HOMEOWNERS DISPLACED BY THE ROCK AND VINE STREETS SEWER PROJECT; TO DIRECT THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT TO COORDINATE AND IMPLEMENT THE HOUSING REPLACEMENT PROGRAM THAT FACILITATES THE VOLUNTARY PURCHASE OF PROPERTY OF OWNER OCCUPIED HOMES BY THE ROCK AND VINE STREETS SEWER PROJECT THROUGH THE GEORGIA DOME HOUSING TRUST FUND; THE USE OF THIS FUND BEING LIMITED TO THOSE HOMEOWNERS PARTICIPATING IN THE HOUSING REPLACEMENT PROGRAM AND FUNDS USED FROM THE GEORGIA DOME HOUSING TRUST FUND MAY BE ELIGIBLE FOR REIMBURSEMENT FROM THE WATER SEWER FUND UPON APPROVAL OF THE PROJECT BY THE ATLANTA CITY COUNCIL; TO REQUEST THE COORDINATING RESPONSIBLE AUTHORITY OF THE ATLANTA RENEWAL COMMUNITY TO INCREASE FUNDING LIMITS OF THE MORTGAGE ASSISTANCE PROGRAM FROM \$20,000 TO \$50,000 TO ASSIST IN THE FUNDING OF THE HOUSING REPLACEMENT PROGRAM.**

**WHEREAS**, on September 21, 2002 unprecedented heavy rainfall and other undetermined factors resulted in severe flooding in several neighborhoods in Council District 3 & 4, as well as other areas of Atlanta; and

**WHEREAS**, the Atlanta City Council has previously authorized the Mayor to undertake and continue emergency relief efforts to respond to this flooding event as set out in Resolution 02-R-1717; and

**WHEREAS**, in connection with such efforts the Mayor has directed the Department of Watershed Management to develop an appropriate sewer infrastructure within the Tyler and Rock Street area to protect against future exposure of residents and their homes to raw sewage mixed with storm water and such project has been presented to the Atlanta City Council for approval as Ordinance 03-O-0311; and

**WHEREAS**, the Mayor has directed the Department of Planning and Community Development to develop an appropriate project to revitalize the neighborhood outside of the boundaries of the said sewer infrastructure project for homeowners displaced by said project to provide replacement housing at no additional cost to the homeowners; and

**WHEREAS**, the voluntary purchase of owner occupied homes impacted by the Rock and Vine Streets Sewer Project may be facilitated through the Georgia Dome Housing Trust Fund; and

**WHEREAS**, the use of the Georgia Dome Housing Trust Fund will be limited to those homeowners participating in the housing replacement program and all funds used from the Georgia Dome Housing Trust Fund will be eligible for reimbursement from water sewer funds

upon approval by the Council for land acquisition for the Rock and Vine Streets Sewer Project;  
and

**WHEREAS**, the use of the Georgia Dome Housing Trust Fund will be made available only after 100% of the owner occupied homes located within the Rock and Vine Streets Sewer Project site (as identified in Ordinance 03-O-0311 now pending before Council) commit to participate in the voluntary acquisition of their property by the Department of Planning And Community Development; and

**WHEREAS**, to implement the Housing Replacement Program the funding limits of the Mortgage Assistance Program must be increased from \$20,000 to \$50,000 to assist in the financing of the replacement homes to be built in the Vine City neighborhood, and said increase must be approved by the Coordinating Responsible Authority (CoRA) of the Atlanta Renewal Community; and

**WHEREAS**, the specifics of the Housing Replacement Program are more fully described in Exhibit A and the list of owner-occupied properties to be voluntarily acquired is described in Exhibit B, attached hereto;

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:**

- Section 1: The Council of the City of Atlanta supports the provision of replacement housing to existing homeowners displaced by the Rock and Vines Streets Sewer Project at no additional costs above that which the homeowners are currently paying in monthly mortgage cost.
- Section 2: The Department of Planning and Community Development is hereby directed to coordinate and implement the Housing Replacement Program as described in Exhibit A attached hereto.
- Section 3: The Department of Planning and Community Development is hereby authorized to file an application with the Atlanta Development Authority for the use of the Georgia Dome Trust fund in the voluntary acquisition of owner occupied properties in connection with The Rock and Vines Streets Sewer Project as listed in Exhibit B attached hereto.
- Section 5: All of the owner occupied properties located within the area identified in Ordinance 03-O-0311 as included in the Rock and Vines Streets Sewer Project must reach agreement on a negotiated price with the Atlanta Development Authority in order for funds from the Georgia Dome Housing Trust Fund to be available for use in this project.
- Section 6: All funds used from the Georgia Dome Housing Trust Fund may be eligible for reimbursement by the water sewer fund upon approval of the project by Council for land acquisition for the Rock and Vines Streets Sewer Project within 30 days after

sale of the owner occupied properties within The Rock and Vines Streets Sewer Project boundaries.

Section 7: The Coordinating Responsible Authority of the Atlanta Renewal Community is hereby requested to increase funding limits of the mortgage assistance program from \$20,000 to \$50,000 to assist in the funding of the housing replacement program owner occupied properties in connection with The Rock and Vines Streets Sewer Project.

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**HOMEOWNERSHIP ASSISTANCE INFORMATION**  
**Vine City Flood Buyout Area**

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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**  
**Charles C. Graves, III, Commissioner**

**EXHIBIT A**

## **Tyler and Rock Street Sewer Project Housing Replacement Program Synopsis**

The Tyler and Rock Street Sewer Project proposes to mitigate a serious flood hazard in the Vine City neighborhood by buying properties necessary for the construction of a storm sewer tunnel with the capacity to carry a 25-year event storm. It is the goal of the Housing Replacement Program to offer opportunities to those homeowners who are displaced by this project to remain in the Vine City neighborhood. Further, it is the intent of the City that this replacement housing be made available at no more cost than the homeowner is already paying in monthly mortgage payments. A description of how the housing replacement program will work is found below:

### **Relocation Issues**

Many of the homeowners impacted by the September 21, 2002 flood in Vine City have been relocated to temporary housing, under six-month leases. These leases will be extended and the City will continue to pay rent and electric utilities for these homeowners until they are placed in their permanent home. Further the City will pay moving expenses to move these families from the temporary housing back into their new homes.

For families who are still in their homes, the City will pay moving expense to move them to their new home when ready.

### **Financial Assistance**

The City of Atlanta is prepared to provide financial assistance to homeowners to purchase new homes in the Vine City neighborhood. The homeowner may purchase a new home or an existing home in the neighborhood. The City's assistance will be in the form of a lump sum payment towards the purchase price of a home. Current limits for this down payment assistance is \$20,000, however the City plans to seek authority to raise this limit to \$50,000 for this program. Additionally lots for the construction of new homes in the Vine City neighborhood will be provided at no cost to the homebuyer. Under the guidelines of this program, the homeowner will be required to remain in the home for five years after completion. Should the homeowner move out of the home before the end of the five-year period a portion of the down payment assistance and lot price would be due to the City.

Each homeowner who participates in this program will also be expected to contribute the sales proceeds from the sale of their existing home to the City towards the purchase of their new home. If the homeowner has an outstanding mortgage on their existing home, this mortgage will be paid off at closing and only the net proceeds would be applied to the purchase of the new home.

Participation in the housing replacement program is voluntary and homeowners are not required to stay in Vine City. However, should the homeowners purchase homes outside of Vine City the assistance provided by the City will be reduced or eliminated.

### **Home Construction**

The City will be working with and through Tyler Place Community Development Corporation and the Vine City Health and Housing Ministries to construct new homes for

purchase by the affected homeowners. In the construction of the homes, every attempt will be made to accommodate the needs and preferences of the homeowner as to style, floor plan, colors and finishes. However, our goal to place the homeowner into a new home at no additional cost above what they are currently paying places practical limits on how much leeway we have in these areas.



## CITY OF ATLANTA

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
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SHIRLEY FRANKLIN  
MAYOR

CHARLES C. GRAVES, III  
Commissioner

BUREAU OF HOUSING AND  
CODE COMPLIANCE  
PHILIP SMITH, Director

### **CITY OF ATLANTA** **PROGRAMS AVAILABLE FOR REPLACEMENT HOUSING** **IN FLOOD DAMAGED AREAS**

#### **HOUSING DEVELOPMENT PROGRAM**

The Bureau is working with currently the City's Community Development Corporations to facilitate the construction of up to 50 new homes per year. This program is funded through a \$3,000,000 construction fund from the Atlanta Empowerment Zone. Homes will be constructed on vacant lots throughout the City in cooperation with many of the Community Development Corporations. The City Council recently approved the use of over 350 City-owned lots for use in this program. City owned properties near the flood-damaged areas are shown on the attached maps. Tyler Place Community Corporation, Vine City Housing Ministries and the University Community Development Corporation are the primary CDC's that could be involved in the replacement housing.

#### **MORTGAGE ASSISTANCE PROGRAM**

Under current policies, the Atlanta Empowerment Zone would provide from \$15,000 to \$20,000 in Mortgage Assistance to first time homebuyers displaced by the flood in the Vine City neighborhood. This program is administered through the Bureau of Housing Finance and Economic Development and applications may be obtained by contacting the Bureau at 404 330-6410.

There has been considerable discussion in raising the MAP limits to \$50,000 that would be made as a low interest loan. Additionally the program may need to be amended to allow an exception to the "first time homebuyer" requirement to assist the homeowners impacted by the buy-out program.

#### **URBAN RESIDENTIAL FINANCE AUTHORITY**

The Urban Residential Finance Authority provides up to 5% of the house price to a maximum of \$7500 for down payment assistance. These funds can be used in conjunction with the MAP program above for a total of \$27,500 in financial assistance.

Additionally, URFA provides a bond-financed mortgage product to fiancé home purchases. While the interest rate required by the bonds is not significantly different from private financing, this program can be useful in financing home purchases for less credit-worthy applicants.

PROGRAMS AVAILABLE FOR REPLACEMENT HOUSING  
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LAND BANK PROGRAM

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The Atlanta Empowerment Zone is providing funds to the Atlanta/Fulton County Land Bank Authority to assist in the acquisition of vacant lots and houses for the construction and rehabilitation of homes for homeownership. Under this program up to 450 lots will be acquired within the Empowerment Zone area to provide affordable homes for purchase. This program will be used in conjunction with the other homeownership programs to significantly increase the supply of affordable homes. \$2.4 million has been allocated to this project.

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EXAMPLE FINANCING PLANS  
REPLACEMENT HOUSING  
ROCK AND TYLER STREETS

SAMPLE PAYMENT CALCULATIONS

Housing Costs		\$75,000		\$100,000		\$125,000	
Purchase Price	\$	75,000.00	\$	100,000.00	\$	125,000.00	\$
Less:							
City Buyout of Damaged House	\$	50,000.00	\$	70,000.00	\$	75,000.00	
EZ Map	\$	20,000.00	\$	20,000.00	\$	20,000.00	
URFA DPA	\$	5,000.00	\$	7,500.00	\$	7,500.00	
Amt to be Financed	\$	-	\$	2,500.00	\$	22,500.00	
Private 1st Mort. Amt	\$	-	\$	2,500.00	\$	22,500.00	
1st Mortgage Pmt	\$	-	\$	17.48	\$	157.32	

**Vine City Property Owners (per tax records)**

	A		B		C		D	E	F	G	
	First Name		Last Name		Mailing Add		City	State	Zip	Property Add	
1	Abdella		Ahmed		200 Auburn Av		Atlanta	GA	30303	595 Thurmond St	
2	Vestor B.		Anthony		777 Evelyn Pl		Atlanta	GA	30318	614 Tyler St	
3	Ruth Ann		Asokan		8279 Magnolia Dr		Jonesboro	GA	30328	265 Vine St	
4	Annie S. Lee &		Barbara Boyd		609 Thurmond St		Atlanta	GA	30314	609 Thurmond St	
5											
6	Madelyn A		Beaty		4489 Yates Rd		College Park	GA	30337	600 Rock St	
7	John L		Bryant		2925 Argyle Dr		Atlanta	GA	30318	603 & 605 Thurmond St	
8	Bankers Trust Company of		California N A		1000 Woodbury Rd 200		Woodbury	NY	11797	262 Walnut St	
9	John		Carter		588 Rock St		Atlanta	GA	30314	588, 589, 591, 605, 607, 616 Rock St	
10	Carose C. & Magnolia		Carter		4735 Courtney Dr. Apt. 03		Forest Park	GA	30297	617 & 619 Rock St	
11	Carose C. & Magnolia		Carter		6317 Yellowstone St.		Orlando	FL	32807	617 & 619 Rock St	
12	Harvey		Carter		8153 Winewood Way		Riverdale	GA	30274	617 & 619 Rock St	
13	Marc		Cloutier		2144 Shady Grove Walk		Austell	GA	30168	605 Rock St	
14	Clara		Colbert		2408 Stone Road Apt. 15		East Point	GA	30344	615 Rock Street	
15	Buelah		Wright		344 Oliver St		Atlanta	GA	30314	344 Oliver St.	
16	Ethel		Mosely		583 Rock St		Atlanta	GA	30314	583 Rock St	
17	WM E Avant &		Donald S. Sanford		34 Peachtree St. Suite 1810		Atlanta	GA	30303	592 & 596 Simpson St	
18	Joseph		Dubose		618 Tyler St		Atlanta	GA	30314	618 Tyler St	
19	Robert N.		Dumas		310 Rebecca Lake Way		Fairburn	GA	30213	257, 261, 267 Elm St	
20	Randall		Fleming		1109 Davis Circle		Atlanta	GA	30318	606 Rock St	
21	Evelyn J		Frazier		875 Peyton Rd		Atlanta	GA	30311	610 Simpson St	
22	Mamie C.		Gillon		471 Harlan Rd		Atlanta	GA	30311	585 Thurmond St	
23	Annella & Corey D		Gillon		599 Thurmond St		Atlanta	GA	30314	599 & 601 Thurmond St	
24	Cynthia		Gober		145 Springwater Chase		Newnan	GA	30265	591 Thurmond St.	
25	Elizabeth		Glass		1321 Thurgood St		Atlanta	GA	30314	591 Thurmond St	
26	Jimmie		Glass		2921 Collier Dr		Atlanta	GA	30318	597 & 599 Rock St	
27	Artie		Golden		607 Thurmond St		Atlanta	GA	30314	607 Thurmond St	
28	David		Gowder		3639 Croft Pl		Atlanta	GA	30331	601 & 603 Rock St	
29	Linda		Graham		567 Tyler St		Atlanta	GA	30314	567 Tyler St	
30	Elizabeth		Graham		615 Tyler St		Atlanta	GA	30314	615 Tyler St	
31	Reginald		Harp		606 Rock St		Atlanta	GA	30314	606 Rock St	
32	Stephen C.		Harvey		P.O. Box 502		Fayetteville	GA	30214	293 Elm/ 280 & 286 Vine St	
33	James		Hicklin		878 Oglethorpe Ave		Atlanta	GA	30310	630 & 634 Simpson St	
34	Jeff & Krasandra		Holmes		3282 Weathered Wood Way		Rex	GA	30273	300 Vine St	
35	Cheryl		Hood		P.O. Box 94502		Atlanta	GA	30377	610 Tyler St	
36	Lula M		Ivey		583 Tyler St		Atlanta	GA	30314	583 Tyler St	
37	Mary A		Jenkins		605 Tyler St		Atlanta	GA	30314	605 Tyler St	

**Vine City Property Owners (per tax records)**

A		B		C		D	E	F	G	
First Name	Last Name	Mailing Add	City	State	Zip	Property Add				
1	Cynthia	Jeter	4900 Central Drive. Apt 136	Stn Mtn	GA	30083	610 Rock St			
38	Meivin	Johnson	600 Simpson St	Atlanta	GA	30314	600 Simpson St			
39	Marvita	Reynolds	150 Peyton Pl #304 East	Atlanta	GA	30310	610 Rock St			
40	Viola	Jones	610 Rock St	Atlanta	GA	30314	610 Rock St			
41	Mike	Koblentz	1479 Kenwood Av	Atlanta	GA	30309	585 & 587 Rock St			
42	Adiel & Robert	Lisbon	602 Fielding La	Atlanta	GA	30311	602 Tyler St			
43							273, 283, 289, 293, 305, 307, 309 Elm St			
44	Wood T.	Lovell	204 Sixteenth St	Atlanta	GA	30318	St			
45	Calvin	Maddox	3376 Dale Court	Rex	GA	30273	640 & 644 Simpson St			
46	Orville	Marshall	540 Moreland Av	Atlanta	GA	30307	593 & 595 Rock St			
47	Paul	Menefee	2740 Greenbriar Pkwy Ste. 102	Atlanta	GA	30331	301 & 305 Elm St			
48	Bernice Phelps &	Nathaniel Smith	584 Tyler St	Atlanta	GA	30314	584 Tyler St			
49	Barbara	Patton	164 Milton St	Atlanta	GA	30314	616 Simpson St			
50	Marcia	Pierce	615 Rock St	Atlanta	GA	30312	615 Rock Street			
51	Evelyn	Rice	593 Tyler St	Atlanta	GA	30314	593 Tyler St			
52	Diane	Russell	P.O. Box 4178	Atlanta	GA	30302	611 Rock St			
53	Lee	Sellers	1613 Hardin Avenue	College Park	GA	30337	309 Elm St & 650 Simpson St			
54	Charles	Shields	256 Walnut St	Atlanta	GA	30314	256 Walnut St			
55	Mamie	Shumaker	P.O. Box 19522	Atlanta	GA	30324	589 Thurmond St			
56	William L.	Smith	611 Tyler St	Atlanta	GA	30314	611 Tyler St			
57	Carl	Smith, Jr	2360 Beach Way	Atlanta	GA	30310	606 Simpson St			
58	Art	Sommerville	3685 Northland Dr	Los Angeles	CA	90008	587 Tyler St			
59	Bridgett	Swanson	3667 Calmer Circle	East Point	GA	30344	630 & 634 Simpson St			
60	Chris & Linda	Tibbs	1695 Duren Fields Way	Lithonia	GA	30058	260, 264, 292 & 310 Vine St			
61	Ramone	Tookes	P.O. Box 4074	Atlanta	GA	30302	255 & 265 Vine St			
62	James S. & Steven	Tuggle	1310 Eason St	Atlanta	GA	30314	597 Tyler St			
63	Gloria	Turner	596 Rock St	Atlanta	GA	30314	596 Rock St			
64	Victoria M. Epps &	Victoria Smith	606 Tyler St	Atlanta	GA	30314	606 Tyler St			
65	Collette	Ward	584 Rock St	Atlanta	GA	30314	584 Rock St			
66	Collins	White	601 Tyler St	Atlanta	GA	30314	601 Tyler St			
67	Katherine P. & Effie P.	Williams	518 Thurmond St	Atlanta	GA	30314	581 Thurmond St			
68	Ellen	Womble	617 Tyler St	Atlanta	GA	30314	617 Tyler St			
69	Progressive Investments, Inc.		2065 Peachtree Industrial Ct	Chamblee	GA	30341	244 Vine St			
70	Progressive Investments, Inc.		2065 Peachtree Industrial Ct	Chamblee	GA	30341	631 Thurmond St			
71	Progressive Investments, Inc.		2065 Peachtree Industrial Ct	Chamblee	GA	30341	641 Thurmond St			